



20 Cofton Court

Rednal, Birmingham, B45 8XR

£289,995



****AMAZING THREE STOREY, THREE BEDROOM MODERN TOWN HOUSE SITUATED IN A POPULAR CUL-DE-SAC!**** We are delighted to offer to the market this three bedroom, three storey, modern-style town house, situated in this quiet cul-de-sac which is in a great location with all of the local amenities close at hand and also well placed for all the local commuter links via the nearby Longbridge train station or motorway networks. The accommodation consisting of; canopy porch, entrance hallway, kitchen, living/dining room with patio doors giving access to a landscaped garden. To the first floor there is the main bedroom with en-suite shower room and further family bathroom. To the second floor there are two further bedrooms, and storage area. The property benefits from an allocated parking space and single garage. The property further benefits from gas central heating, double glazing and no upward chain. Energy Performance Rating TBC. To arrange your viewing please contact our Kings Norton Office.



Approach

The property is approached via a front fore garden, two off road parking spaces and entry door opening into:

Hallway

With laminate wood effect floor covering, central heating radiator, ceiling light point, stairs giving rise to the first floor landing, door opening into living room and further door opening into:

Kitchen

5'4" x 13'7" (1.648 x 4.150)

With continued laminate wood effect floor covering, double glazed window to the side aspect, double glazed window to the front aspect, loft access point, matching selection of wall and base units, integrated oven with four ring burner gas hob, space facility for washing machine and American style fridge freezer, tiling to splash back areas, stainless steel sink and drainer with mixer tap over, wall mounted Baxi combination boiler and ceiling light point.

Living Room

11'8" x 17'4" (3.581 x 5.291)

With two ceiling light points, central heating radiator and double glazed French doors giving access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with ceiling light point, stairs giving rise to the top floor accommodation, central heating radiator, obscure double glazed window to the front aspect and doors opening into:

Bedroom One

11'8" x 11'3" (3.576 x 3.439)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and door opening into:

En-Suite Bathroom

5'6" max x 5'11" max (1.692 max x 1.819 max)

With lino to flooring, walk-in corner shower cubicle with ceiling mounted extractor fan, ceiling light point, wall mounted mains power shower and tiling to splash back, low flush WC, wash hand basin on pedestal and central heating radiator.

Bathroom

6'5" x 5'6" (1.965 x 1.690)

With obscured double glazed window to the front aspect, central heating radiator, bath with mains power shower over, tiling to splash back areas, ceiling light point, low flush WC, wash hand basin on pedestal, central heating radiator, wall mounted extractor fan and ceiling light point.

Top Floor Accommodation

From first floor landing stairs gives rise to the top floor landing, door opening into useful storage cupboard and further doors opening into:

Bedroom Two

11'4" x 9'7" to front of wardrobes (3.469 x 2.943 to front of wardrobes)

With double glazed window to the rear aspect, loft access point, fitted wardrobes, ceiling light point and central heating radiator.

Bedroom Three

11'9" max x 8'3" mn x 8'7" max (3.583 max x 2.540 mn x 2.621 max)

With double glazed window to the front aspect, ceiling light point, cupboard housing the hot water tank and central heating radiator.

Rear Garden

With a block paved patio leading to lawned area and pathway leading to rear access gate and mature plants and shrubs to borders.

Garage

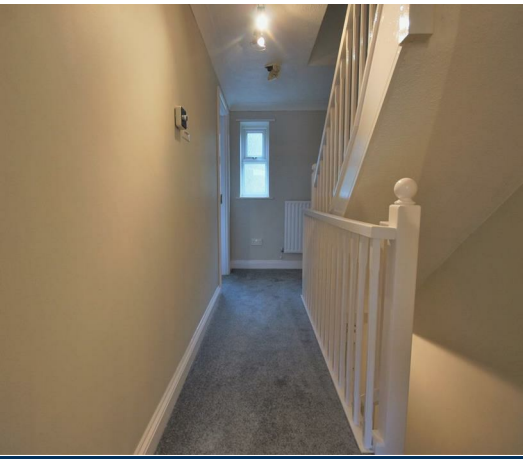
8'1" x 16'10" (2.489 x 5.142)

With metal up and over door.

Tenure

We believe the property to be Freehold subject to Solicitors confirmation.





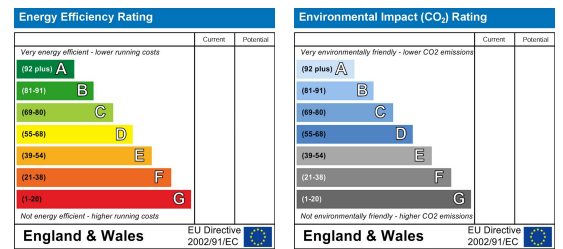
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.